

ATTACHMENT D

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE CITY HEARING EXAMINER

The City of Liberty Lake Planning & Community Development Dept. (Review Authority) has published this Notice of Hearing to provide the opportunity for public testimony on the described proposal at the pre-decision hearing. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at the Planning & Community Development Dept. Project info is also available on the City website at www.libertylakewa.gov. Questions may be directed to the Project Coordinator listed below.

Proposal File #: P-06-0001 Zoning: R-1 & O
Proposal: Liberty Lake View Estates
Proposal Description: Preliminary 24 lot single family residential subdivision
Site Address: TBA
General Location: W. of Liberty Lake Rd. & Settler Drive
Owner: Rudeen Development, LLC (Kirk Kappen) Phone: 360-805-5005
Applicant: Brian Main Phone: 509-462-1057
Contact: Storhaug Engineering (John Konen) Phone: 509-242-1000
Application Date: 7/14/06 & 8/4/06 Determination of Completeness Issued: 8/8/06
Notice of Application Issued: 8/16/06 Comment Deadline: 4pm, 8/30/06
Number of Acres: 23.10 Proposed Number of Lots: 24 single family
Existing Use: Vacant land Proposed Use: Single family subdivision
Public Hearing Date: Wednesday, October 4, 2006 Public Hearing Time: 1:30 p.m.
Public Hearing Location: Liberty Lake City Hall Council Chambers - 22710 E. Country Vista, Liberty Lake, WA
SEPA Threshold Determination: Mitigated Determination of Non-Significance (MDNS)
SEPA Mitigation: See SEPA MDNS issued 9/19/06

This notice has been provided to advise agencies, property owners, neighborhoods, and the public in general that a proposal requiring a public hearing has been scheduled for an "open record" hearing where individuals and agencies can provide testimony. **This hearing held before the Hearing Examiner will be the last opportunity to testify or submit written comments that will be added to the record about the project prior to a decision being rendered.** The Hearing Examiner may continue any hearing, and no additional notice of hearing shall be required if the matter is continued to a specified place, date, and time. The Hearing Examiner's decision is a recommendation to the City Council and the City Council will conduct an additional 'closed record' public hearing at a regularly scheduled City Council meeting to render the final decision. Notice of the City Council hearing will be printed in the official City newspaper and on the City website at least ten (10) calendar days prior to the hearing. Additionally, members of the public and agencies who attended or spoke at the hearing before the Hearing Examiner, or submitted written comments, will be notified by mail of the upcoming hearing before the City Council. 'Closed record' appeals of Hearing Examiner decisions are held at the same time as the 'closed record' project decision hearing before the City Council and a notice of appeal must be delivered to P&CD by mail or personal delivery within fourteen (14) calendar days from the date the final decision of the Examiner is rendered. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H and must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day.

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project. All written comments received prior to the scheduled public hearing, will be added to the record and considered prior to making a decision on this application.

REVIEW AUTHORITY:



PROJECT COORDINATOR: Amanda Tainio, Associate Planner

Planning & Community Development Department
22710 E. Country Vista Blvd., Liberty Lake, WA 99019
Phone: (509) 755-6707, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: September 19, 2006

Signature: Amanda Tainio